

Portion of
48-390

AK 7761 PG 318

TRANSFER
TAX
PAID

WARRANTY DEED

043786

(2)

THOMAS R. W. LONGSTAFF, of Waterville, County of Kennebec, State of Maine, GRANTS to DANIEL J. HIGGINS and KATHERINE J. HAMLIN, both of Waterville, County of Kennebec, State of Maine, as JOINT TENANTS, with WARRANTY COVENANTS, a certain lot or parcel of land, together with the improvements thereon, situated northeasterly of Winter Street, so-called, in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at the most southerly corner of the land conveyed to Pamela S. Beedy (hereafter "the Beedy lot") by deed dated July 2, 1991 and recorded in the Kennebec County Registry of Deeds (hereafter "the Kennebec Registry") Book 3937, Page 24; thence

1) North Thirty-nine Degrees, Nine Minutes, Thirty-nine Seconds East (N 39° 09' 39" E) along the southeasterly line of the Beedy lot, a distance of Two and 00/100ths (2.00) feet to an iron rod set on said line; thence

2) Continuing North Thirty-nine Degrees, Nine Minutes, Thirty-nine Seconds East (N 39° 09' 39" E) along the southeasterly line of the Beedy lot and along the southeasterly line of the land conveyed to Richard Duley by deed dated May 31, 1996 and recorded in Kennebec Registry Book 5137, Page 337, a total distance of One Hundred Thirty-eight and 85/100ths (138.85) feet to a three-quarter (3/4) inch iron rod found at a westerly corner of the land, fronting on Pleasant Street, conveyed to Thomas R. W. Longstaff, the grantor herein, (hereinafter "the Pleasant Street lot") by deed dated April 24, 1997 and recorded in Kennebec Registry Book 5346, Page 233; thence

3) South Fifty-eight Degrees, Thirty-two Minutes, Two Seconds East (S 58° 32' 02" E) along a southwesterly line of the Pleasant Street lot, a distance of Seven and 17/100ths (7.17) feet to a southerly corner of said lot; thence

4) Continuing South Fifty-eight Degrees, Thirty-two Minutes, Two Seconds East (S 58° 32' 02" E) along the southwesterly line of land retained by the grantor, hereby reserving from this conveyance what was formerly the rear portion of the Winter Street parcel otherwise herein conveyed, a distance of Forty-seven and 60/100ths (47.60) feet to a capped rebar (#1318) found at a westerly corner of the land conveyed to Charles J. Ruff (hereafter "the Ruff lot") by deed dated March 30, 1988 and recorded in Kennebec Registry Book 3325, Page 302; thence

5) South Sixty-one Degrees, Three Minutes, Twenty-five Seconds East (S 61° 03' 25" E) along a southwesterly line of the Ruff lot, a distance of Twelve and 65/100ths (12.65) feet to a monument found at the most northerly corner of the land conveyed

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to Ernest A. Munro, et al. (hereafter "the Munro lot") by deed dated March 15, 1985 and recorded in Kennebec Registry of Deeds Book 2780, Page 314; thence

6) South Thirty-nine Degrees, Twenty-six Minutes, Nine Seconds West (S 39° 26' 09" W) along the northwesterly line of the Munro lot, a distance of One Hundred Forty-eight and 27/100ths (148.27) feet to an iron rod set on said line; thence

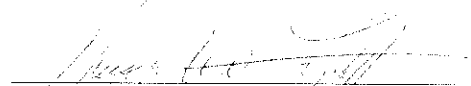
7) Continuing South Thirty-nine Degrees, Twenty-six Minutes, Nine Seconds West (S 39° 26' 09" W) along the northwesterly line of the Munro lot, a distance of Two and 00/100ths (2.00) feet to the northeasterly right of way line of Winter Street; thence

8) North Fifty Degrees, Fifty-eight Minutes, Thirty Seconds West (N 50° 58' 30" W) along the northeasterly right of way line of Winter Street, a distance of Sixty-six and 00/100ths (66.00) feet to the point of beginning.

The above described parcel of land contains Nine Thousand, Six Hundred Forty-Two (9,642) square feet and is the front portion of the lot labeled, "Parcel Two," on a survey entitled, "Plan of Land Owned by Thomas R. W. Longstaff," 39 Pleasant Street and 15 Winter Street, Waterville, ME, said survey dated 5/02 and recorded in the Kennebec Registry Plan File #2002-73. All iron rods called as "set" in the foregoing description are one-half (1/2) inch rebar, capped and labeled, "K&K Land Surveyors, Inc., #1132."

Being the front portion only of the premises conveyed from Cynthia C. Longstaff to Thomas R. W. Longstaff by deed dated April 24, 1997 and recorded in Kennebec Registry Book 5346, Page 234.

WITNESS my hand and seal this 7th day of December 2003.


Thomas R. W. Longstaff

STATE OF MAINE
COUNTY OF KENNEBEC

December 7, 2003

Then personally appeared the above named Thomas R. W. Longstaff and acknowledged the foregoing instrument to be his free act and deed.

Before me,




Notary Public, State of Maine

Printed Name:

Commission Expires:

RECEIVED KENNEBEC SS.

2003 DEC -9 AM 9:45

ATTEST: 
RECEIVED

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